090.0	0004	0017.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	709,000	/	709,000
USE VALUE:	709,000	/	709,000
ASSESSED:	709,000	/	709,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		CHARLES ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WILKINS DIANE H/WILLIAM KENT
Owner 2:	
Owner 3:	
Street 1:	64 CHARLES ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILKINS DIANE H--ETAL -
Owner 2:	SURVILAS HENRY J -
Street 1:	62 CANDIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7200.000	263,800		445,200	709,000
Total Card	0.165	263,800		445,200	709,000
Total Parcel	0.165	263,800		445,200	709,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.59 | /Parcel: 461.59

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 57949
GIS Ref:
GIS Ref:
Insp Date: 11/09/18

!7330!

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0017.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	263,800	0	7,200.	445,200	709,000		Year end	12/23/2021
2021	101	FV	254,400	0	7,200.	445,200	699,600		Year End Roll	12/10/2020
2020	101	FV	254,300	0	7,200.	445,200	699,500	699,500	Year End Roll	12/18/2019
2019	101	FV	233,400	0	7,200.	451,600	685,000	685,000	Year End Roll	1/3/2019
2018	101	FV	233,400	0	7,200.	337,100	570,500	570,500	Year End Roll	12/20/2017
2017	101	FV	233,400	0	7,200.	305,300	538,700	538,700	Year End Roll	1/3/2017
2016	101	FV	233,400	0	7,200.	292,600	526,000	526,000	Year End	1/4/2016
2015	101	FV	214,200	0	7,200.	248,000	462,200	462,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:23:50

LAST REV

Date	Time
07/31/19	10:46:31
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILKINS DIANE H	42477-598		4/13/2004	Family	1	No	No		
	19839-147		5/1/1989		80,000	No	No		A

USER DEFINED

Prior Id # 1:	57949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/31/2005	465	Wood Dec	4,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
1/5/2009	Measured	372	PATRIOT
1/27/2000	Measured	264	PATRIOT
8/3/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7200		Sq. Ft.	Site		0	70.	0.88	5									445,198						445,200	

Total AC/HA:	0.16529	Total SF/SM:	7200	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	
Total:	445,198	Spl Credit		Total:	445,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	12 - Concrete		%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	149.985
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	276564
Depreciation:	12722
Depreciated Total:	263842

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	4	BRs:	1	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

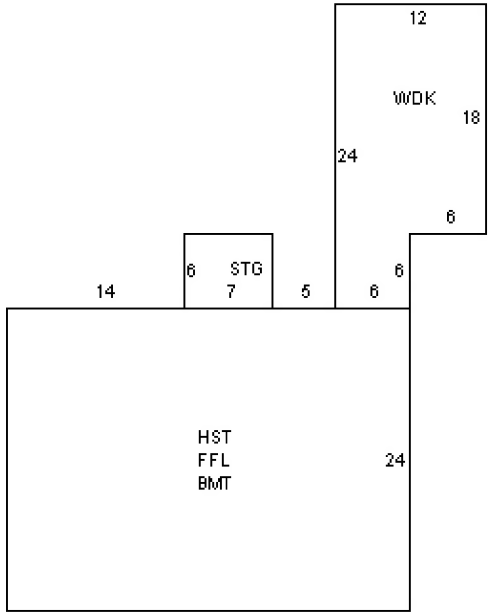
No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.99
Special Features:	0	Val/Su Net:	119.15
Final Total:	263800	Val/Su SzAd	228.99

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	59.620	45,787
FFL	First Floor	768	149.990	115,188
HST	Half Story	384	149.990	57,594
WDK	Deck	252	10.070	2,537
STG	Storage	42	10.870	457
	Net Sketched Area:	2,214	Total:	221,563
Size Ad	1152	Gross Area	2598	FinArea 1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

090.0-0004-0017.A

IMAGE

AssessPro Patriot Properties, Inc